



Quendon House, Back Lane
Wicken, CB7 5YL
Guide Price £625,000

Quendon House, Back Lane, Wicken, CB7 5YL

A beautifully presented four bedroom detached family home set in a quiet lane with direct access to footpaths leading to open countryside and the National Trust Site at Wicken Fen.

Wicken is a charming village set in an idyllic location with excellent local amenities and transport links. Conveniently situated for Ely, Newmarket and Cambridge. With additional access to superb schooling both locally, Cambridge and surrounding villages.

The property offers accommodation comprising a spacious entrance hall, sitting/dining room, kitchen/breakfast room, utility, study, downstairs shower room/WC, four bedrooms (master bedroom with dressing room and en-suite and one further en-suite) and family bathroom.

Externally offering a good size gravel frontage providing ample parking, fully enclosed rear garden with generous size paved patio/seating area.

An excellent choice for a growing family.

EPC (D)
Council Tax Band F (East Cambs)

Accommodation Details

Part glazed front door leading through to:

Entrance Hall

Generous size hallway, tiled flooring, underfloor heating, staircase rising to the first floor and door through to:

Living Room 16'11" x 16'6" (5.18 x 5.05)

Spacious living room, wood effect flooring, underfloor heating, TV aerial connection point, feature fireplace with inset wood burning stove, windows to both side and rear aspects with fitted shutter blinds and bi-folding doors leading to the rear garden.

Dining Area 13'7" x 9'5" (4.15 x 2.88)

With wood effect flooring, underfloor heating, ample room for dining table and chairs, window to the side aspect with fitted shutter blinds.

Kitchen/Breakfast Room 21'4" x 13'6" (6.52 x 4.12)

Contemporary kitchen fitted a range of base and eye level storage units with working tops over, kitchen island, integrated full length fridge, built in eye level oven, built in microwave oven, separate hob with extractor over, integrated dishwasher, built in wine cooler, inset sink unit with mixer tap over and waste disposal unit, water softener, tiled flooring, underfloor heating, window to the front aspect and bi-folding doors leading to the rear garden.

Utility 14'10" x 8'1" (4.54 x 2.47)

Fitted with a range of base and eye level storage units and working tops over, inset stainless steel sink with drainer and mixer tap over, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, vinyl flooring, underfloor heating, window to the front and side aspects and door leading to the rear garden.

Shower Room 5'10" x 5'8" (1.80 x 1.75)

Three piece suite comprising shower cubicle, low level WC and pedestal wash basin, tiled flooring, underfloor heating, part tiled walls, extractor.

Study 9'7" x 9'0" (2.94 x 2.75)

With wood effect flooring, underfloor heating and window to the front aspect with fitted blind.

First Floor Landing

With window to the front aspect, access to loft space, airing cupboard and Velux window, door leading through to:

Master bedroom 14'2" x 13'6" (4.34 x 4.12)

Good size room with underfloor heating, window to the front aspect with fitted blind and door through to en-suite and:

Dressing Room 6'8" x 4'10" (2.03m x 1.47m)

With Velux window, underfloor heating.

En-Suite 6'6" x 4'11" (2.00 x 1.52)

With suite comprising shower enclosure, low level WC, wash hand basin set in vanity unit, part tiled walls, tiled flooring, underfloor heating, extractor.

Bedroom 2 16'6" x 11'4" (5.05 x 3.46)

With underfloor heating, two windows to the side aspect and door leading through to:

En-Suite

With suite comprising shower cubicle, low level WC, wash hand basin set in vanity unit, part tiled walls, tiled flooring, underfloor heating, Velux window.

Bedroom 3 13'8" x 13'7" (4.19 x 4.15)

With underfloor heating, built in wardrobes, and window to the front aspect.

Bedroom 4 9'9" x 9'8" (2.97m x 2.95m)

With underfloor heating, window to the front aspect.

Bathroom 10'2" x 7'1" (3.12 x 2.18)

Four piece bathroom suite comprising free standing bath with centre fill taps, shower enclosure, low level WC, and wash basin set in vanity unit, part tiled walls, tiled flooring, underfloor heating, heated towel rail and window to the side aspect.

Outside - Front

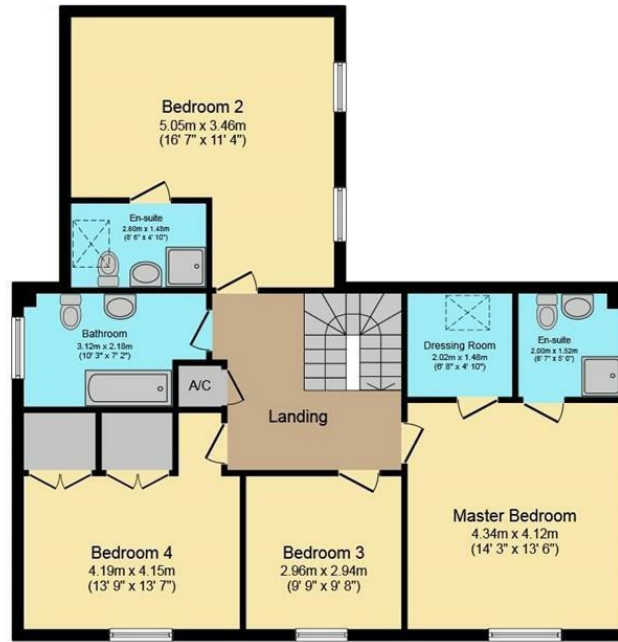
Gravelled frontage providing ample off road parking, outside lighting, gated access to rear garden.

Outside - Rear

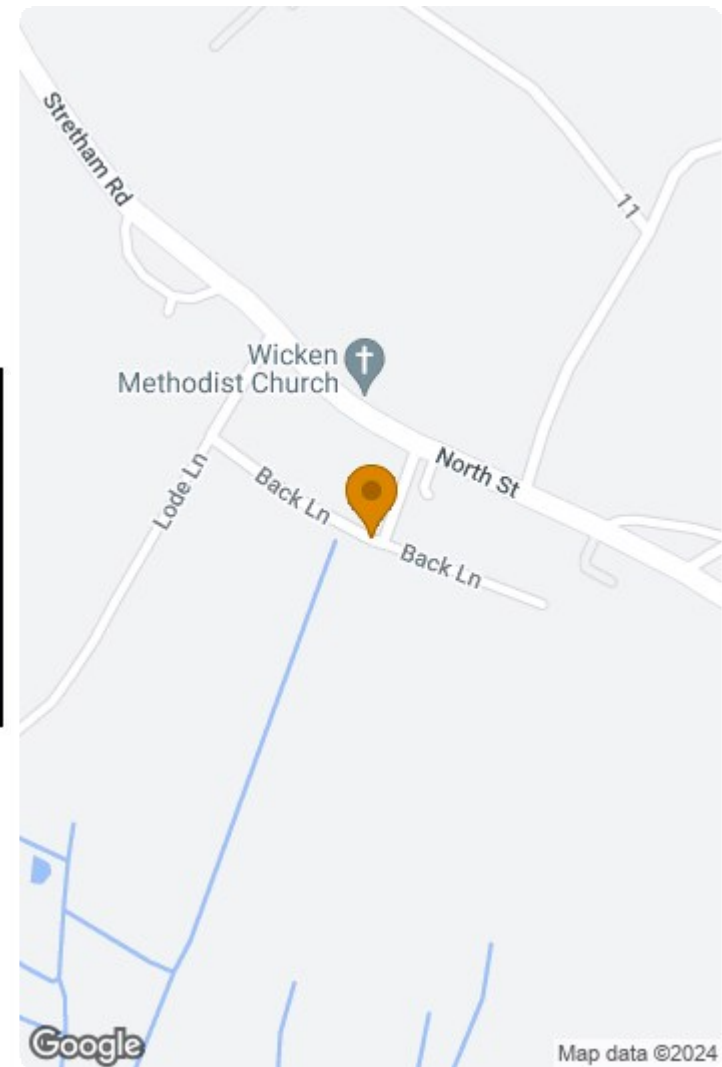
Fully enclosed rear garden with lawn area and large paved patio/seating area, paved corner seating area with timber pergola over, outside lighting and outside power.



Ground Floor

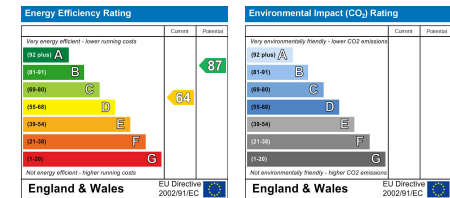


First Floor



Total floor area 213.0 sq. m. (2,293 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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